

Economic Indicators

Loudoun County, Virginia

August 2002

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change
New Residential Construction					
New Residential Units Permitted	July 2002	323	2,932	3,576	-18.0%
Single Family Detached Units Permitted	July 2002	194	1,605	1,201	33.6%
Single Family Attached Units Permitted	July 2002	93	859	1,131	-24.0%
Multifamily Units Permitted	July 2002	36	468	1,244	-62.4%
<i>Source: Loudoun County Department of Building and Development</i>					
New Nonresidential Construction					
	July 2002	184,507	934,857	2,484,955	-62.4%
Office SF Permitted	July 2002	0	116,708	510,431	-77.1%
Flex/Industrial SF Permitted	July 2002	0	261,884	862,734	-69.6%
Retail SF Permitted	July 2002	146,343	168,486	284,283	-40.7%
Other SF Permitted	July 2002	38,164	387,779	827,507	-53.1%
Taxable SF Permitted	July 2002	183,495	805,293	1,921,287	-58.1%
Nontaxable SF Permitted	July 2002	1,012	129,564	563,668	-77.0%
Total Value Nonresidential Construction	July 2002	\$6,266,615	\$95,033,429	\$195,257,032	-51.3%
Value of New Buildings	July 2002	\$3,945,000	\$53,618,040	\$153,458,385	-65.1%
Value of Alterations/Additions	July 2002	\$2,321,615	\$41,415,389	\$41,798,647	-0.9%
Route 28 Taxing District SF Permitted	July 2002	0	303,060	587,781	-48.4%
Value of Route 28 Permitted Construction	July 2002	\$1,039,678	\$28,921,770	\$77,146,679	-62.5%
<i>Source: Loudoun County Department of Building and Development</i>					
Housing Sales					
	April 2002	771	2,634	2,530	4.1%
Single Family Detached	April 2002	332	1,145	1,108	3.3%
Single Family Attached	April 2002	353	1,188	1,088	9.2%
Condominium	April 2002	86	301	334	-9.9%
<i>Source: Loudoun County Department of Financial Services</i>					
Washington Dulles International Airport					
Total Passengers	May 2002	1,541,239	6,712,920	7,419,726	-9.5%
International Passengers	May 2002	355,097	1,417,715	1,512,450	-6.3%
Total Freight (metric tonnes)	May 2002	27,043	129,506	151,971	-14.8%
<i>Source: Metropolitan Washington Airports Authority</i>					
Taxable Sales (000s)					
	1st Quarter 2002	\$595,681	\$595,682	\$543,409	9.6%
<i>Source: Virginia Department of Taxation</i>					

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Average Housing Prices	April 2002	\$302,136	\$299,227	\$280,169	7.8%
Single Family Detached	April 2002	\$408,897	\$408,551	\$378,957	7.9%
Single Family Attached	April 2002	\$240,114	\$242,079	\$223,524	7.4%
Condominium	April 2002	\$144,564	\$153,048	\$153,138	-5.6%

Source: Loudoun County Financial Services

At Place Employment

Employees	4th Quarter 2001	98,152	98,128	91,573	7.2%
New Jobs (over previous period)	4th Quarter 2001	24			
Establishments	4th Quarter 2001	5,163	5,097	4,840	6.7%
New Businesses (over previous period)	4th Quarter 2001	66			
Gross Wages (millions)	4th Quarter 2001	\$1,327	\$1,199	\$1,189	11.6%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	May 2002	112.8	111.9	110.1	2.5%
US-All Urban Consumers (1982-84=100)	June 2002	179.9	179.8	178.0	1.1%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	June 2002	102,415	100,947	99,569	2.9%
Northern Virginia	June 2002	1,297,219	1,280,439	1,271,438	2.0%

Source: Virginia Employment Commission

Unemployment Insurance Claimants

Loudoun County	April 2002	6,793	5,704	1,866	264.0%
Northern Virginia	April 2002	57,621	50,118	19,208	200.0%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	May 2002	108.4	109.2	108.0	0.4%
Current Index (1987=100)	May 2002	105.5	104.4	110.8	-4.8%

Source: Center for Regional Analysis

Non-Residential Vacancy

Total	2nd Quarter 2002	17.2%	18.3%	13.7%	25.7%
Office	2nd Quarter 2002	13.2%	15.1%	13.7%	-3.2%
Flex	2nd Quarter 2002	29.1%	28.7%	21.5%	35.5%
Industrial	2nd Quarter 2002	9.3%	11.0%	5.8%	60.9%

Source: Realty Information Group

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